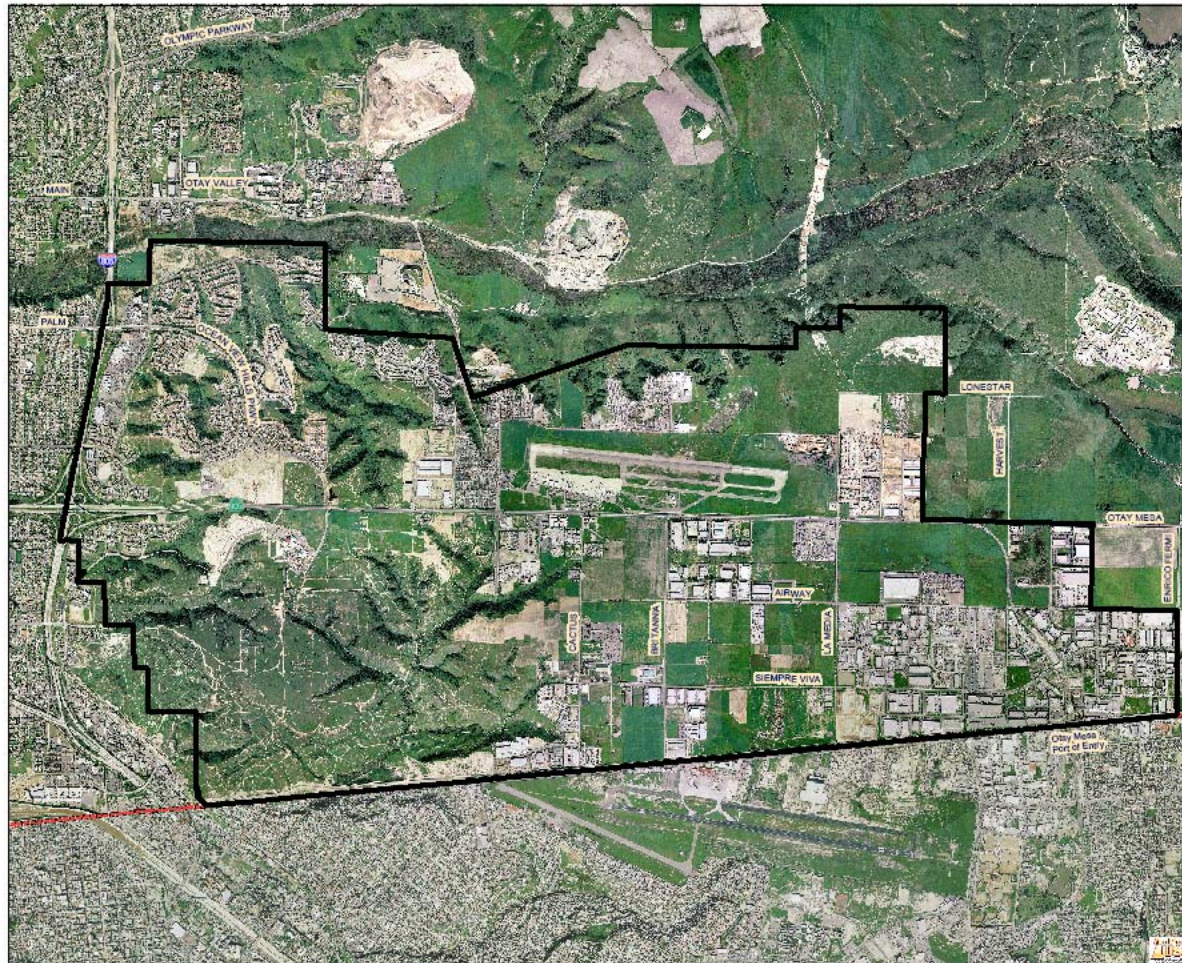


**OTAY MESA
COMMUNITY PLAN
UPDATE PROCESS**



Otay Mesa Planning Area



Otay Mesa Community Plan Update Spring 2005

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Authorized Distributor Richard Schukman, 658 551-6932,
rsc@sourcepoint.com

Area Scale:
(In Acres)



Scale: 1 inch = 1 mile
0 1 2 Miles

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Land Availability

61% of developable land is under-developed or undeveloped

Under-developed
and Undeveloped

32%

52%

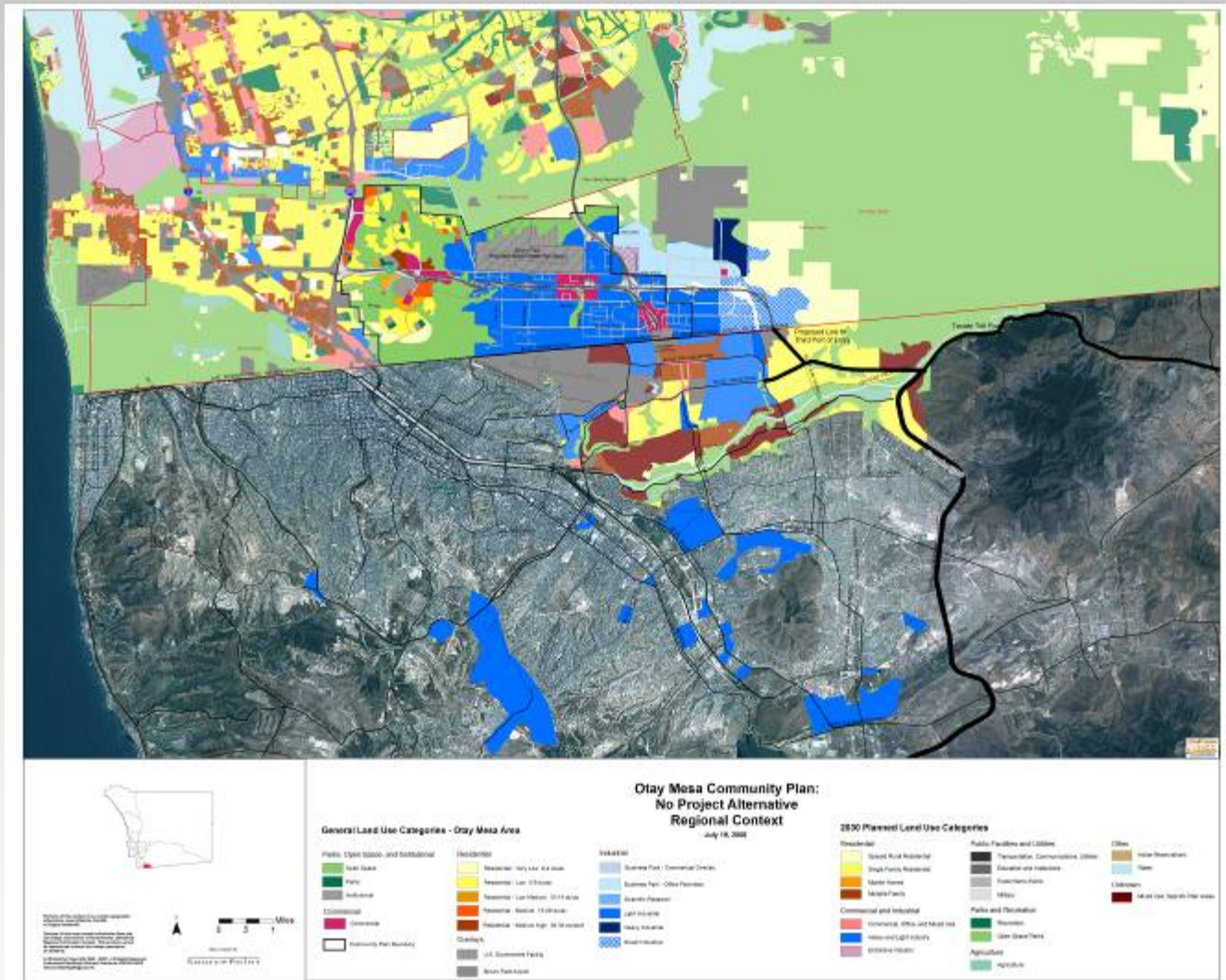
Public Uses

16%

Developed



Regional Perspective



Planning for Otay Mesa

- 9,300-acre community of the City of San Diego
- Comprehensive community plan created in 1981
- Numerous minor amendments since 1981
- Only significant amendment was to designate the City's Multiple Species Conservation Plan through Multiple Habitat Preservation Area open space in 1997

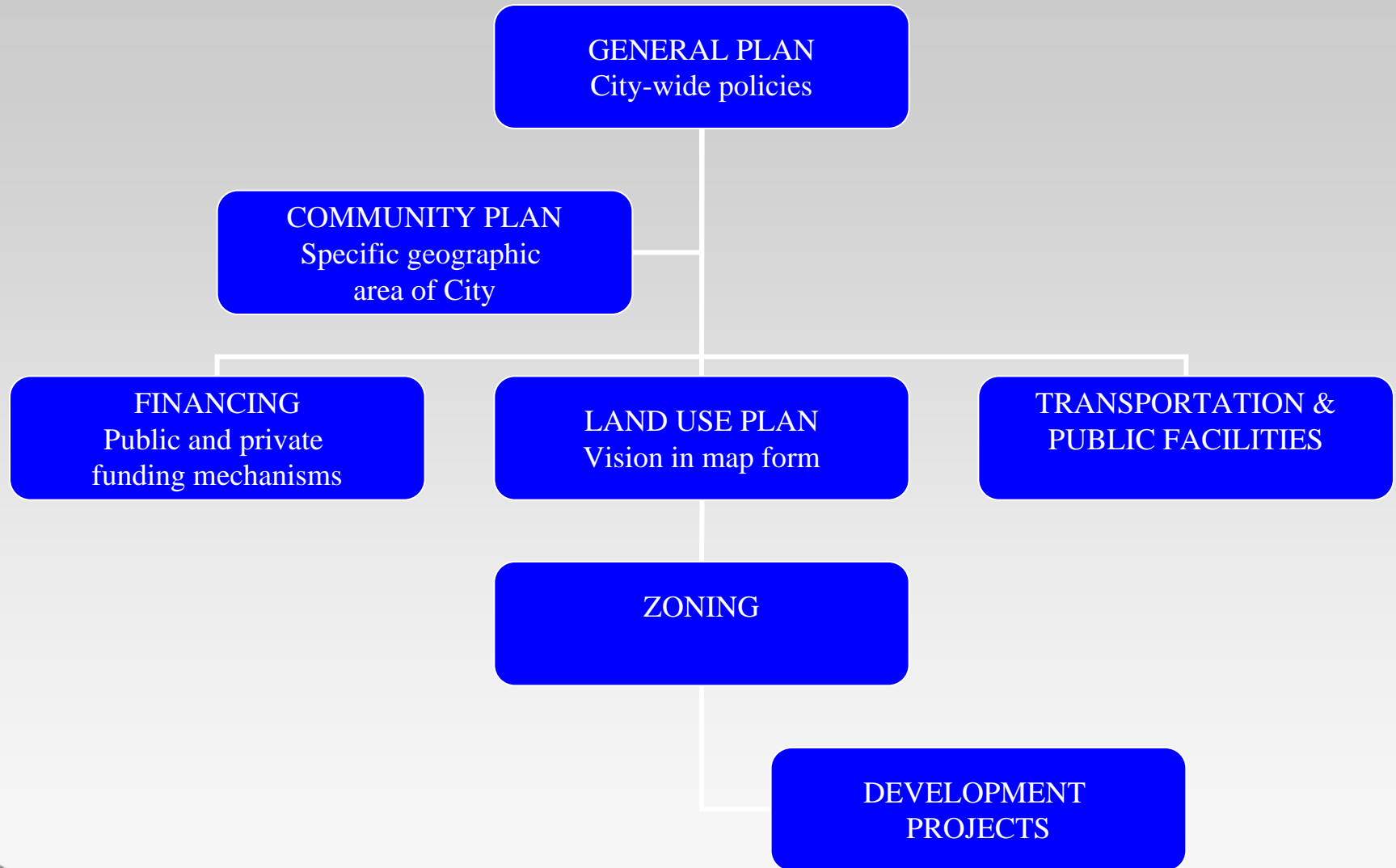


History of the Community Plan Update

- Need for an update identified in late 1990s
- Work on a comprehensive update began in 2001
- Resource constraints resulted in diminished activity
- Otay Mesa Planning Coalition is funding technical support to accelerate the update

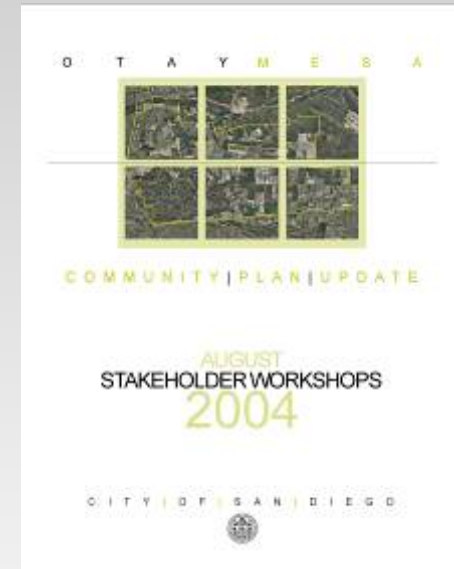


Role of Community Plans



Overview of Public Process Through Today

- **2001:** Update commences
- **2002:** Community workshop #1
- **March 2004:** Otay Mesa Planning Coalition formed
- **May 2004:** Scoping Meeting
- **August 2004:** Stakeholder workshops
- **June 2005:** Concept Plan available
- **August 2005:** Planning Commission workshop
- **August 2005:** Public and property owner workshop #2
- **October 2005 – January 2006:** Roundtables
- **March 2006:** Plan scenarios available
- **June 2006:** Public and property owner workshop #3
- **July 2006:** Revised plan scenarios available
- **Ongoing:** Regular meetings held with the Otay Mesa Planning Group
- **Ongoing:** Stakeholder outreach



Roundtables—Principal Topics

1. Industrial Land—Types, Supply and Capacity
2. Parks
3. Schools
4. International Trade
5. Brown Field & Cross Border Terminal
6. Local Infrastructure Needs
7. Truck Traffic, Air Quality & Housing
8. SR-905, SR-125 and SR-11 Corridor Planning and Funding Considerations
9. Border Crossing Issues
10. Housing



Goals of the Plan Update

- **Regional Center:** enhance Otay Mesa's role in the region
- **Create Complete Places:** balanced, integrated mix of uses within and across Otay Mesa
- **Transit:** coordinate land use planning to support high frequency transit service
- **Build Needed Infrastructure:** include development that can finance infrastructure improvements

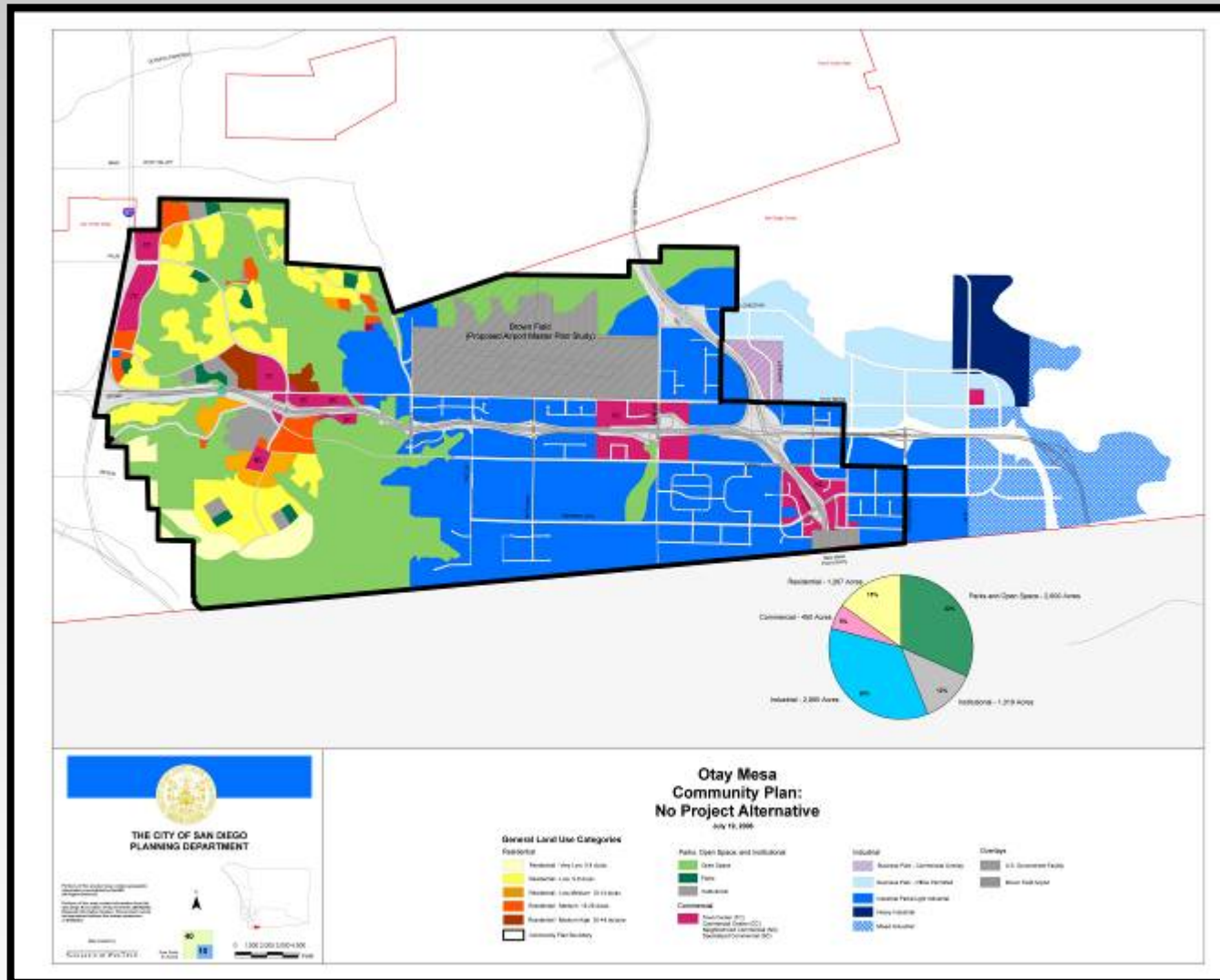


Goals of the Plan Update

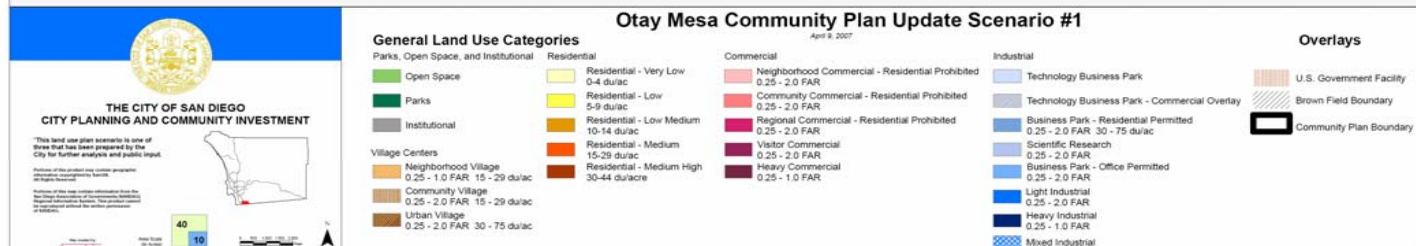
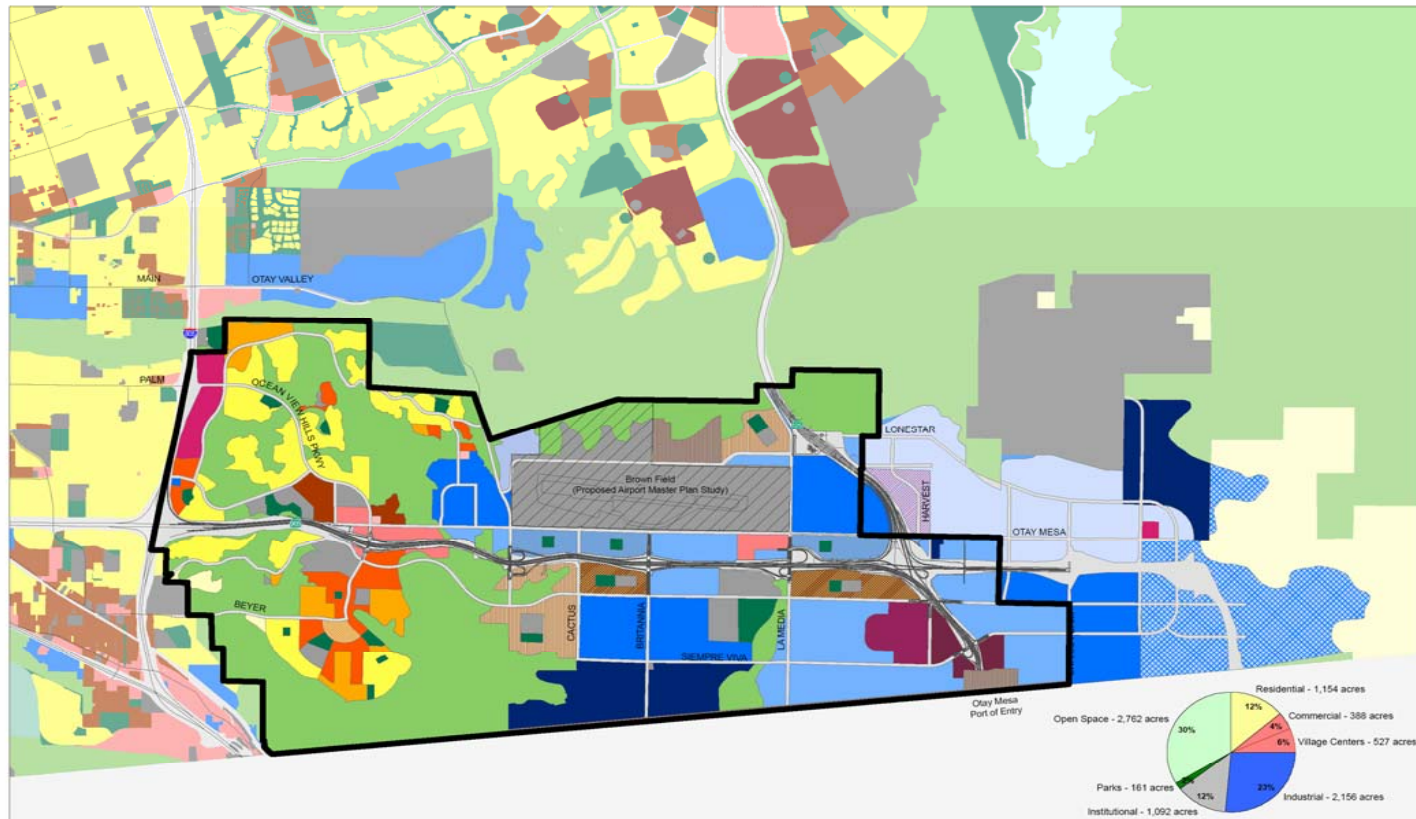
- **Diversify:** broaden the industry profile and increase employment
- **Industrial Capacity:** protect and enhance
- **International Trade:** support activities
- **Housing:** provide more housing and meet workforce needs



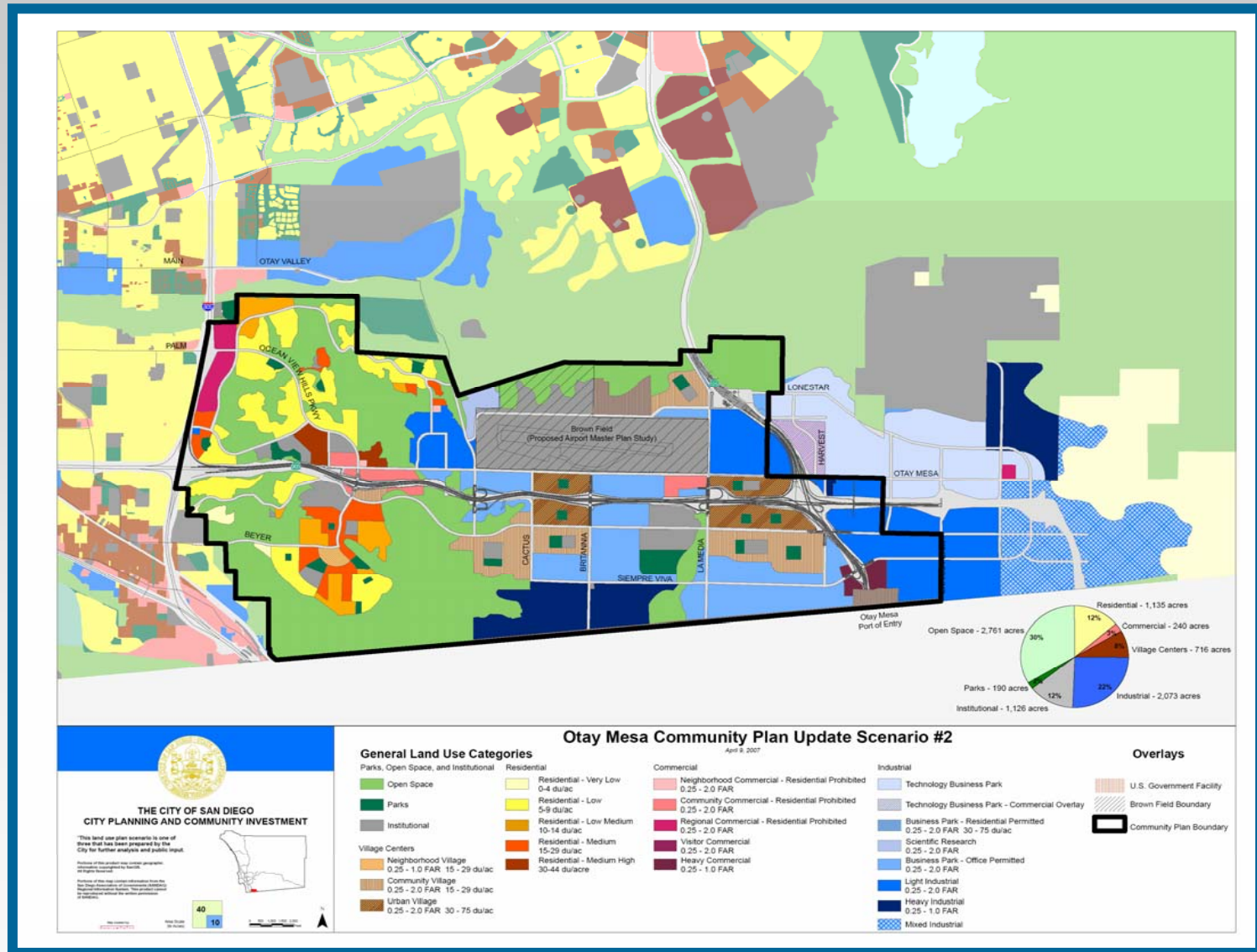
No Project Alternative



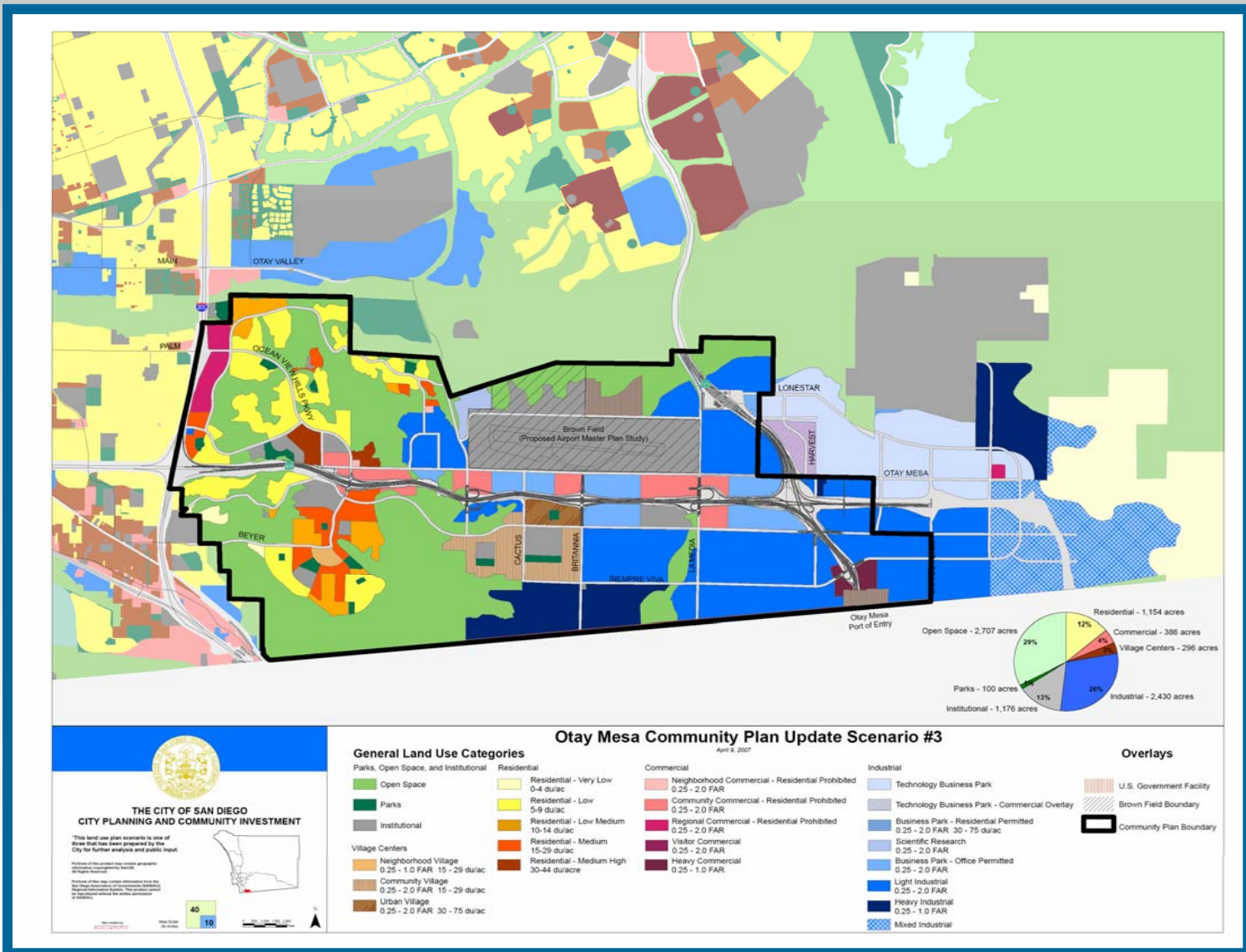
Scenario #1



Scenario #2



Scenario #3



What Needs to Be Studied?

- Air Quality/Odor
- Airport
- Biological Resources
- Energy Conservation
- Geology/Soils
- Historical Resources
- Human Health/Public Safety/Hazardous Materials
- Hydrology/Water Quality
- Infrastructure Financing & Phasing
- Land Use Compatibility
- Natural Resources/Agriculture
- Noise
- Paleontological Resources
- Pedestrian Access
- Population & Housing
- Public Services
- Traffic/Circulation
- Truck Traffic
- Utilities
- Vernal Pools
- Visual Effects & Neighborhood Character
- Water Supply



Next Steps

Remaining Process
Otay Mesa Community Planning Group Input
Public & Stakeholder Input
Analytical (EIR)
Additional Public Input
Modify Scenarios



Plan Scenario Selected by City Council &
Community Update is Completed



Project Schedule

- **April 2007:** Revised Plan Scenarios Available
- **Spring 2007:** Analytical Evaluation of Scenarios Commences (EIR)
- **Summer 2007:** Draft Program Environmental Impact Report (PEIR) Available
- **Fall 2007:** City Council Hearing for the Community Plan Update



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